

## Build-Out Analysis for the Original CPAM Area

### Estimated Totals: Combined UBR/UF & Suburban Policy Area

Maximum Build-Out Under:	Housing Units	Population*	Students*	Anticipated Total Capital Costs
Current Planned Land Use	4,608	14,423	3,825	\$215,741,952
Planning Commission Recommendation**	33,821	89,289	18,780	\$1,127,383,642
BOS Direction: October 3, 2006***	26,698	69,733	14,472	\$872,195,321
BOS Direction: October 17, 2006****	27,524	72,116	15,045	\$905,333,251
BOS Direction: October 30, 2006*****	12,381	36,345	8,903	\$512,395,960

*\*Population and students are calculated based on all residential units being occupied. Typically less than 100% of units are occupied at any given time. For instance, a typical vacancy rate for SFD and SFA units is 5%.*

*\*\*Assumes maximum density.*

*\*\*\*Assumes Planning Commission proposed densities north of Rt. 620 (Braddock Road) and current planned land use south of Rt. 620.*

*\*\*\*\*Assumes Planning Commission proposed densities east of Lenah Connector and current planned land use west of Lenah Connector.*

*\*\*\*\*\*Assumes BOS proposed densities for 4 subareas and current planned land use for 2 subareas.*

### *Scenarios*

#### Current Planned Land Use Scenario

- Densities based on existing zoning patterns (predominantly 1 dwelling unit/acre or 1 dwelling unit/3 acres), as adopted in the Revised 1993 Zoning Ordinance, January 2003.
- Density calculations were based on the parcel's primary zoning district.
- No units possible in Suburban Policy Area due to current planned Industrial land use

#### Planning Commission Scenario

- New units determined based on Land Use Pattern Map, Revised July 13, 2006
- Areas delineated as 4 dwelling units per acre, including the stepping down of densities to the west<sup>1</sup> was evaluated based on 4.0 dwelling units per acre, which represents the July 6, 2006 Planning Commission recommendation.
- Higher densities north of Route 50 adjacent to the Suburban Policy Area were calculated at 16 dwelling units per acre consistent with densities permitted in areas planned for Business uses, which are proposed to the east.
- Higher densities south of Route 50 and around the Lenah Connector/Route 50 intersection were calculated at 10 dwelling units per acre.
- Lower densities calculated at 1 dwelling unit per acre

#### October 3, 2006 Scenario:

- Planning Commission recommendation north of Rt. 620 (Braddock Road) and current planned land use/current potential south of Rt. 620.
- Of the 26,698 units shown in the table above, 25,774 units would be north of Braddock Road and 924 units would be south of Braddock Road.

#### October 17, 2006 Scenario:

- Planning Commission recommendation east of Lenah Collector and current planned land use west of Lenah Collector.
- Of the 27,524 units shown in the table above, 25,940 units would be east of Lenah Collector and 1,584 units would be west of Lenah Collector.

#### October 30, 2006 Scenario:

- The BOS defined six subareas for this scenario.
  - 1) Upper Broad Run West of Lenah Road - Start at the intersection of Route 50 and Fleetwood Road. Follow Route 50 west to the boundary of the Upper Broad Run planning area boundary. Follow the Upper Broad Run planning area boundary clockwise to Fleetwood Road. Follow Fleetwood Road south to the point of the beginning. The potential new units were calculated based on a density of 1 dwelling unit per acre.
  - 2) GMU/Arcola - Starting at the intersection of Route 50 and Racefield Lane, follow Route 50 west to Fleetwood Road. Follow Fleetwood Road north to Evergreen Mills Road. Follow Evergreen Mills Road northwest to the Upper Broad Run planning area boundary. Follow the Upper Broad Run boundary clockwise to the intersection of the Broad Run stream. Follow the eastern edge of the GMU parcels to the intersection of Racefield Lane. Follow Racefield Lane southwest to the point of the beginning. Excludes the Town Center (see #3 below). Density of 4 dwelling units per acres except for any property that was one acre or less. Properties that were one acre or less were calculated

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<sup>1</sup> Draft policy 4, p. 8-6 as recommended by the Planning Commission on July 6, 2006 calls for low densities, residential clusters, passive open space or active outdoor recreation facilities adjacent to the Rural Policy Area, north of Route 50 to establish a transition or greenbelt. This policy does not impact the overall density on the parcel; therefore, parcels within this area were evaluated based on 4.00 dwelling units per acre.

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with one dwelling unit. There was only one property in this subarea that was one acre or less.

- 3) Town Center – Comprised of parcels 245298714 and 246306292. These parcels are in the center of the GMU/Arcola subarea. These two parcels have a combined legal acreage of 87.76 of which approximately 10.72 acres are major flood plain. The developable acreage is 77.0 acres. This is 2 acres less than the 79 developable acres specified on the Arcola/George Mason University Site Plan dated December 2005. The 77 acres was used to calculate potential new units. A density of 14 dwelling units per acre was used for calculations.
  - 4) Lenah Area – Starting at the intersection of Braddock Road and the western boundary of the Upper Broad Run planning subarea, follow the Upper Broad Run planning subarea boundary north to route 50. Follow route 50 east to the Upper Broad Run planning subarea boundary. Follow the planning subarea boundary south to Braddock Road. Follow Braddock Road west to the point of the beginning. Density of 2 dwelling units per acres except for any property that was one acre or less. Properties that were one acre or less were calculated with one dwelling unit. There were 18 properties that were one acre or less.
  - 5) Upper Foley – The portion of the CPAM area south of Braddock Road. Calculations were performed using the current planned landuse.
  - 6) SPA Outside GMU/Arcola – This area is defined as the suburban policy area portion of the CPAM that is not included in the GMU/Arcola study area (#2 above). This area utilized the current planned landuse for the calculations.
- The table above shows 12,381 potential new units for these six areas combined. The following table shows a breakdown of the potential new units by subarea.

Study Area	Housing Units
Upper Broad Run West of Lenah	2,313
GMU/Arcola	4,133
Town Center	1,077
Lenah Area	3,934
Upper Foley	924
SPA Outside GMU/Arcola	0

The mix of unit types for the development scenarios used to determine population, students, and capital costs were determined based on 100% single-family detached units for the Planned Land Use Scenario, 100% single-family detached units for the 1 dwelling unit and 2 dwelling unit per acre areas. The unit type mix (48% single-family detached, 38% single-family attached, and 14% multi-family)<sup>2</sup> was used for those areas for 4 dwelling unit per acre areas. A 50/50 mix of single-family attached and multi-family units was used for the Town Center area (14 dwelling units per acre).

<sup>2</sup> Source: 2004 Loudoun County Annual Growth Summary